



FOR SALE

51 NE 6TH STREET
POMPANO BEACH, FL 33060

NNN RETAIL / COVERED LAND

THE ALPHA
COMMERCIAL

LISTING TEAM

THE ALPHA COMMERCIAL

📍 **THE ALPHA COMMERCIAL ADVISORS**
375 NE 54th Street, Suite 8
Miami, FL 33137

🌐 **www.thealphacomm.com**

Based in Little River, The Alpha Commercial is rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.



JAMIE ROSE MANISCALCO
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☎ 201-264-0113

OFFERING SUMMARY

51 NE 6TH STREET, POMPANO BEACH, FL 33060

Asset Type:	NNN Retail / Covered Land
Lot Size:	63,043 SF (1.45 acres)
Bldg Area:	9,305 SF
Year Built:	2014
Zoning:	B-3
Max. Density:	97 units
Traffic Count:	23,000 AADT (2023)
Asking Price:	\$3,050,000

Introducing the opportunity to secure a hard corner, single tenant net lease (STNL) investment property with future development rights for almost 100 units by-right in the evolving Pompano Beach area.

Currently a Family Dollar location, the building was constructed in 2014 as a build-to-suit and offers an investor a hassle-free place to park capital from a 1031 Exchange that will be a safe bet for appreciation as 10-story buildings are constructed left and right surrounding the site on similar sized footprints to that 1.5 acres comprising the subject site.



LEASE ABSTRACT



Tenant:	Family Dollar
Lease Type:	Absolute NNN
Initial Term:	10/1/2015 – 9/30/2030
NOI (2024):	\$150,101 annually Increasing to \$165,111.60 on 10/1/2025
Rent Increases:	10% every 5 years

TENANT OPTIONS

OPTION PERIOD	ANNUAL NOI
10/1/2030 – 9/30/2035	\$181,622.76
10/1/2035 – 9/30/2040	\$199,785.00
10/1/2040 – 9/30/2045	\$219,763.44
10/1/2045 – 9/30/2050	\$241,739.88
10/1/2050 – 9/30/2055	\$265,913.76
10/1/2055 – 9/30/2060	\$292,505.16

EXTERIOR PHOTOS



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BIRD'S EYE VIEW



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NORTHEAST VIEW



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AREA DEVELOPMENTS



SONATA APARTMENTS
COMPLETED: 121 UNITS

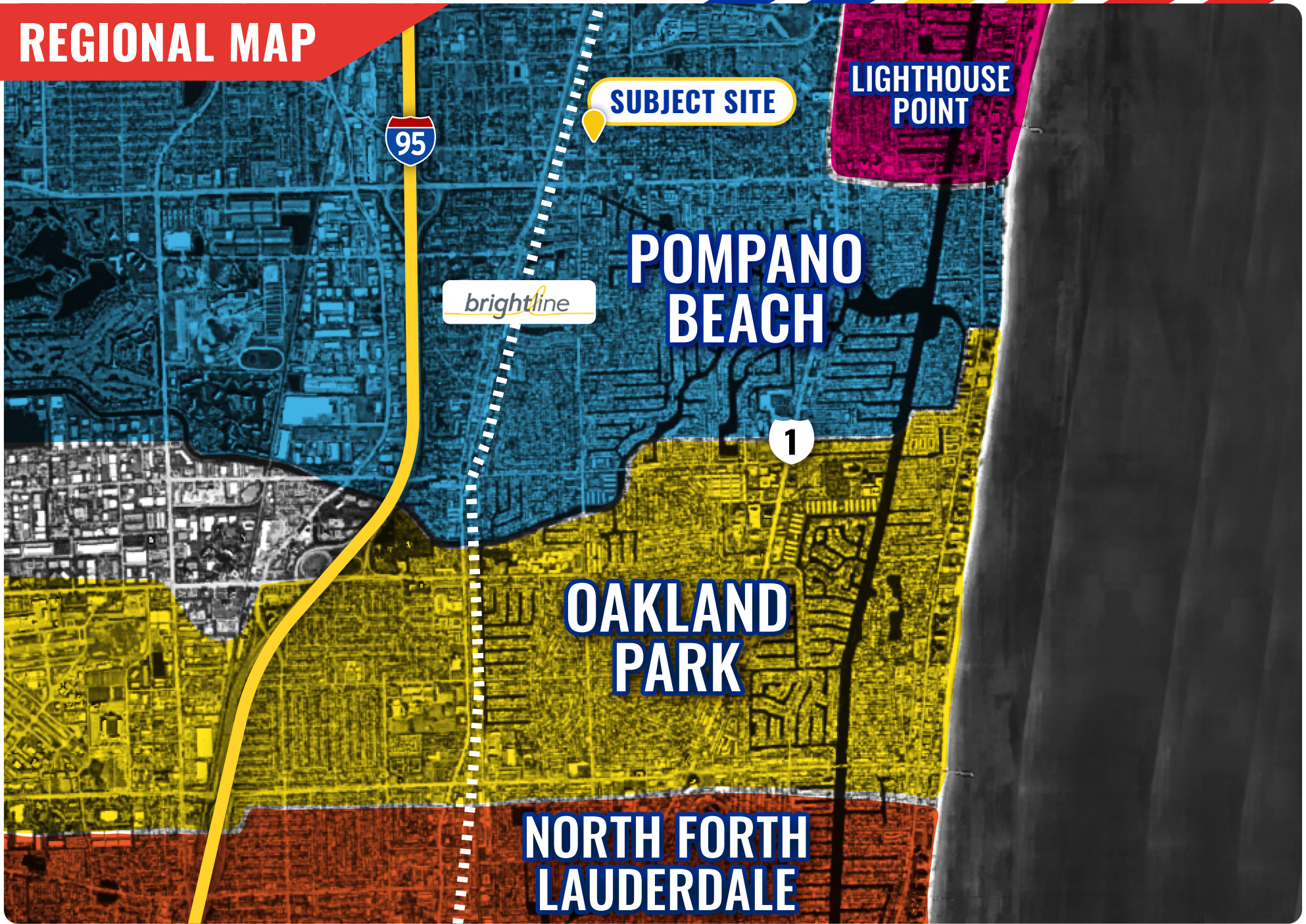
FAMILY DOLLAR
SUBJECT SITE

HERITAGE AT POMPANO STATION
COMPLETED: 116 UNITS

OLD TOWN SQUARE
COMPLETED: 281 UNITS

DIXIE HWY

REGIONAL MAP





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